# Texas State University

## Final Master Plan

Master Plan Open House // February 28 and March 1, 2017

SMITHGROUP JJR

# Purpose of the Master Plan

Philosophy and Ethos.

### What is a Campus Master Plan?

- Comprehensive
- Process to Align Strategic, Fiscal, and Physical Vision
- Opportunity Based
- Driven by Principles
- Identifies Short and Long-term Strategies
- Visionary yet Realistic

### Why is it Valuable?

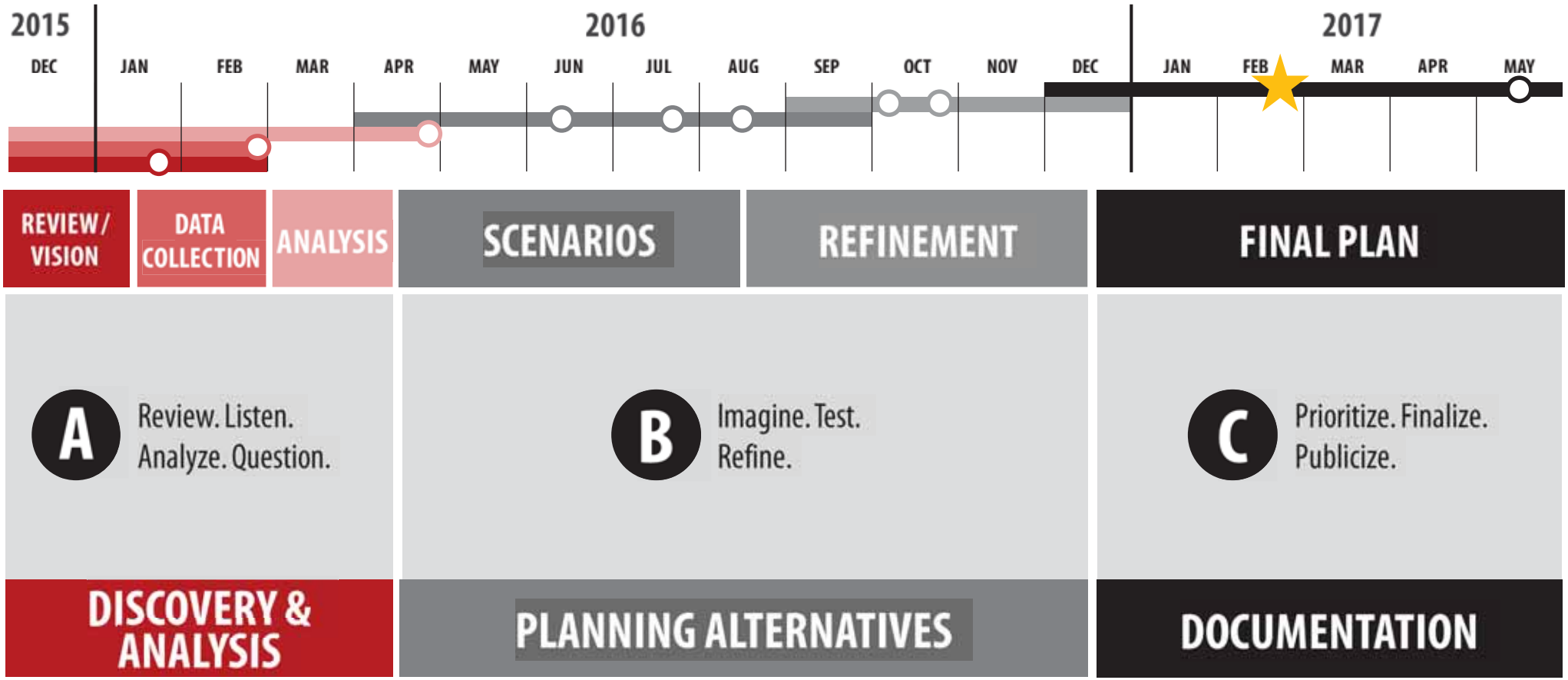
- Flexible Framework for Campus Development
- Responds to Strategic Plan
- Establishes Capital Priorities
- Optimizes Resources and Adjacencies
- Implementable
- Participatory and Consensus Based
- Defensible

# Today's Agenda

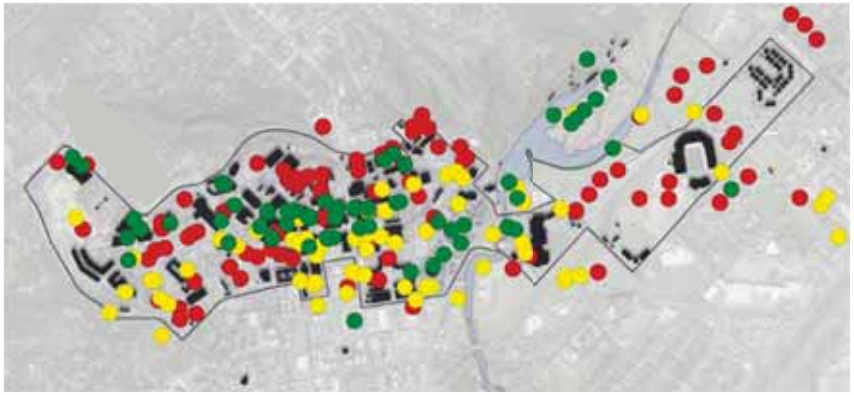
1. Planning Methodology
2. Analysis and Findings
3. Program Summary
4. Master Plan Vision – All Campuses


# PLANNING METHODOLOGY

# Three Phase Process



# Campus Outreach




# Committees and Groups

## Standing Committees

- Executive Committee (President's Cabinet)
- Campus Facilities Committee
- Texas State University Campus Master Plan Committee

## Stakeholder Interviews

- Institutional Research and Enrollment Management
- Faculty Senate
- Council of Academic Deans and Council of Chairs
- Staff Council
- Student Government
- Residence Hall Students
- Commuter Students
- Student Affairs
- Residence Hall Association
- City of San Marcos
- Round Rock Campus Staff
- STAR Park Director and Staff
- STAR Park Strategic Plan Advisory Committee

## Focus Topics

- Research
- Academics
- Transportation, Parking and Public Safety
- Information Technology
- Facilities and Infrastructure
- Recreation and Athletics
- Housing and Dining
- Student Health Center and Counseling
- Spring Lake Area
- Round Rock Campus
- STAR Park

# San Marcos Campus Goals

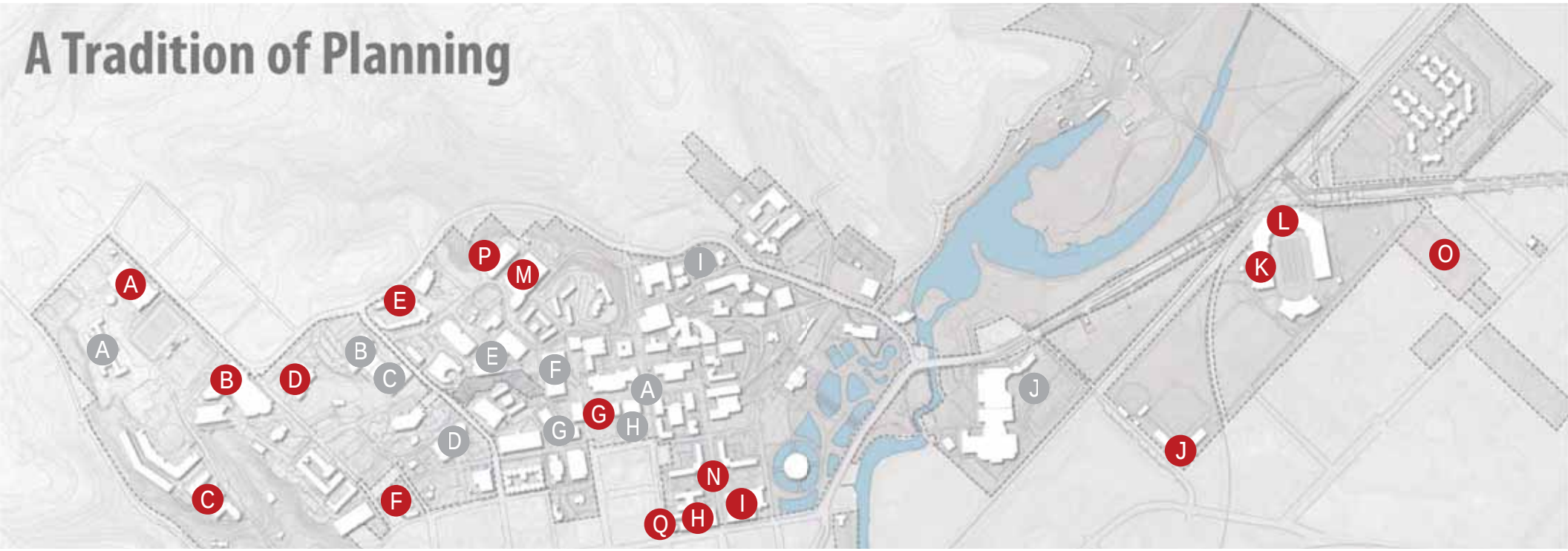
1 Increase Academic Capacity

2 Increase Research Capacity

3 Enhance the Student Experience

4 Strengthen Pedestrian Corridors

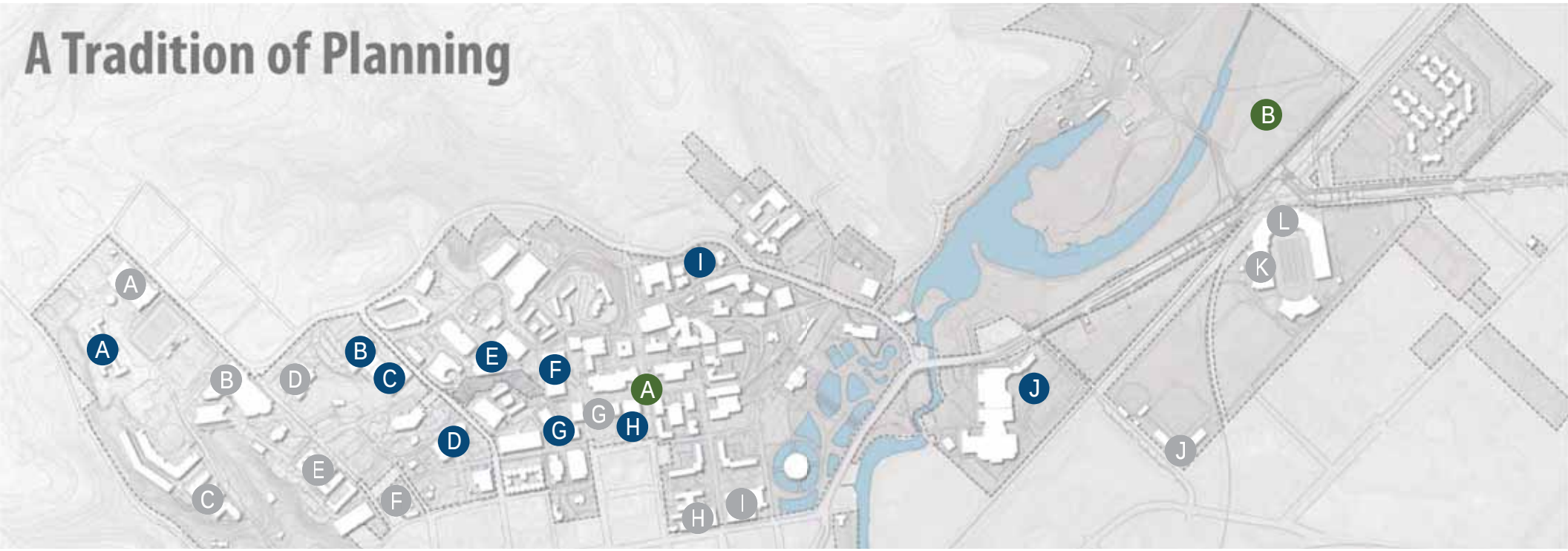
# A Tradition of Planning




## New Construction Projects Completed Since 2005

- **A** Speck Street Garage
- **B** Student Recreation Center Expansion and Renovation
- **C** Falls and Sayers Residence Halls
- **D** Family and Consumer Sciences Addition and Renovation
- **E** Chautauqua and Gaillardia Residence Halls
- **F** Biology Research and Agriculture Greenhouses
- **G** Undergraduate Academic Center
- **H** Edwards Gary Garage
- **I** Performing Arts Center
- **J** Baseball and Softball Stadium Complex
- **K** Bobcat Stadium: West Expansion
- **L** Bobcat Stadium: North Side Expansion
- **M** Matthews Street Garage
- **N** Concho Green
- **O** Bobcat Stadium Track Relocation
- **P** Cogeneration Plant Expansion
- **Q** South Chiller Plant

# A Tradition of Planning




## Projects Under Construction & Renovation

- A Angelina and San Gabriel Halls
- B Joann Cole Mitte Renovation
- C Roy F. Mitte Renovation
- D Bruce and Gloria Ingram Hall
- E LBJ Student Center Renovation and Expansion
- F Albert B. Alkek Library Renovation
- G Jones Dining Complex Renovation
- H Retama Residence Hall Renovation
- I Sabinal Renovation
- J University Events Center Expansion

## Exterior Improvements

- A Bobcat Trail Mall Redevelopment
- B Campus Recreation Sports Fields

# Round Rock Campus Goals

1 Increase Academic Capacity

2 Augment Campus Support & Infrastructure

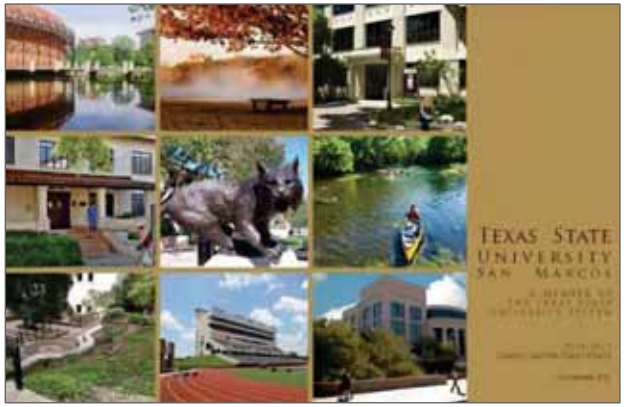
# STAR Park Vision and Goals

STAR Park serves as a **CATALYST** for collaboration supporting Texas State's goal of becoming eligible for distributions from the National Research University Fund by growing the regional ecosystem through activities promoting and supporting **INNOVATION, COMMERCIALIZATION,** and **ENTREPRENEURSHIP**.



# ANALYSIS and FINDINGS

# Layered Analysis

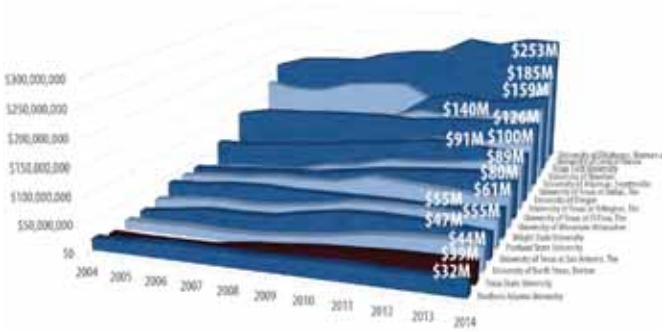



PREVIOUS STUDIES

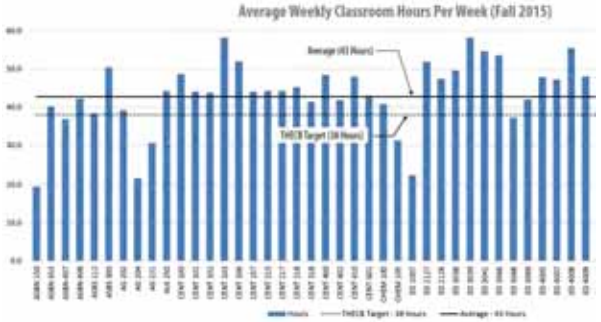
CAMPUS ARCHITECTURE

OPEN SPACE

PARKING UTILIZATION




RESEARCH EXPENDITURE

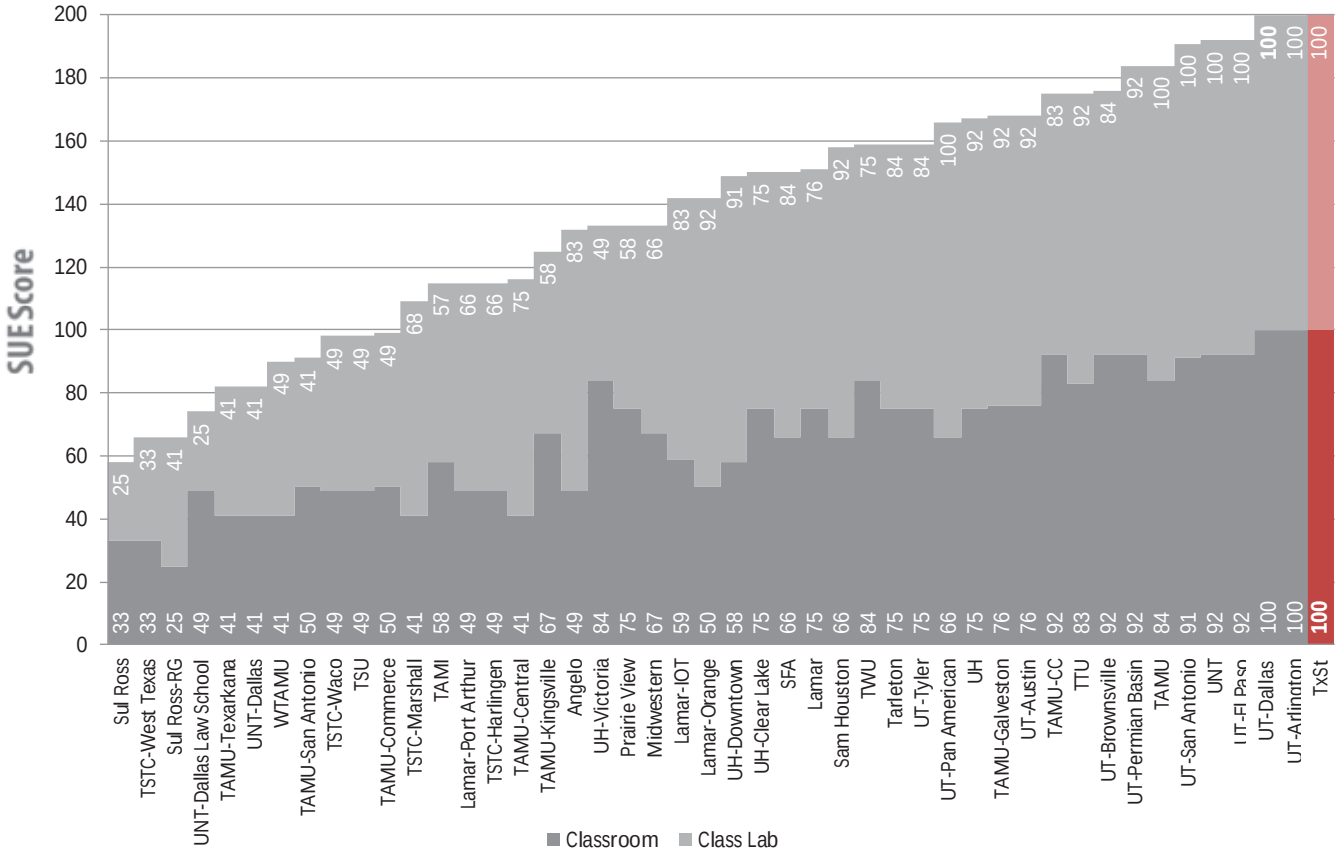



CLASSROOM UTILIZATION

# Space Utilization

## 2014 SUE Score Rankings

- Highest utilization in the State
  - Classroom WRH 43/38
  - Teaching Lab WRH 39/25
  - Classroom SSO 74/65
  - Teaching Lab SSO 81/75
- Largest learning space deficit in the State
- Fewer square feet per student than a decade ago
  - 64 ASF/FTE down from 78 ASF/FTE
  - 91 ASF/FTE = THECB Target



# Research Peers

Emerging Research Universities
Additional Peers
National Peers

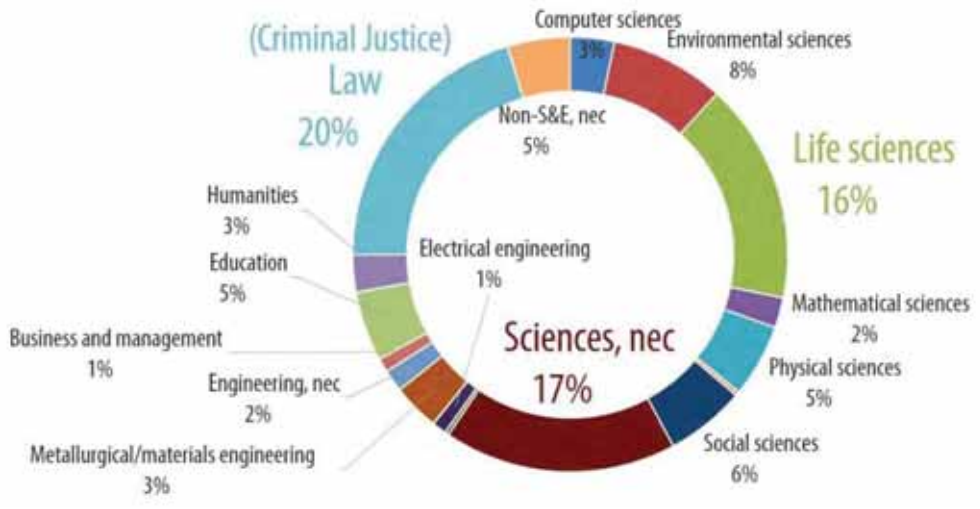
| | | | | |
|---|---|---|---|---|
| Texas Tech U. | U. Houston | U. North Texas | U. Texas, Arlington | U. Texas, Dallas |
| U. Texas, El Paso | U. Texas, San Antonio | Northern Arizona U. | Portland State U. | U. Oregon |
| Wright State U. | U. Arkansas, Fayetteville | U. Central Florida | U. Wisconsin-Milwaukee | U. Oklahoma, Norman |

# TXST Research Expenditures by Field

Per NSF, dollars in thousands (2014)

## Summary of Findings

- Texas State has 189 principal investigator (PI) faculty generating $47M in total research expenditures
- Texas State generates 75% of its research expenditures from 20 PI's
- The overall research enterprise will continue to be more diversified as new graduate programs come online
- Average expenditures per PI is $206,000, below peer average of $325,000

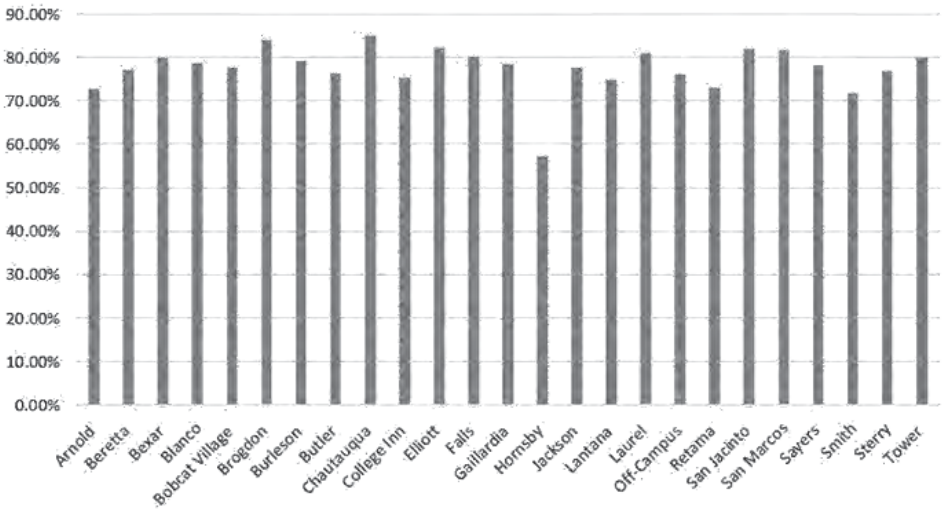


# Residence Occupancy

## Summary of Findings

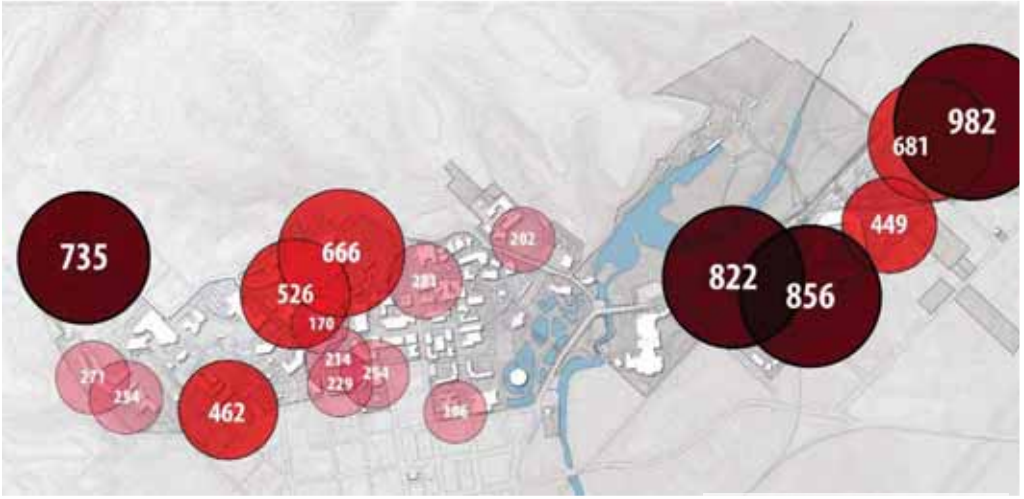
- 6,818 On-Campus Residents (Fall 2015)
- Housing demand exceeds operating capacity
- 850 applicants waitlisted for Fall 2015 housing
- First-time, full-time (FTFT) Freshmen comprised 5,354 (80%) of the total beds

Fall 2014 FTFT Retention by Residence Hall



# Parking Supply and Utilization

Parking Supply




Parking Utilization

700 – 1,000 Spaces

300 – 699 Spaces

100 – 299 Spaces

Less than 50%

50 – 59%

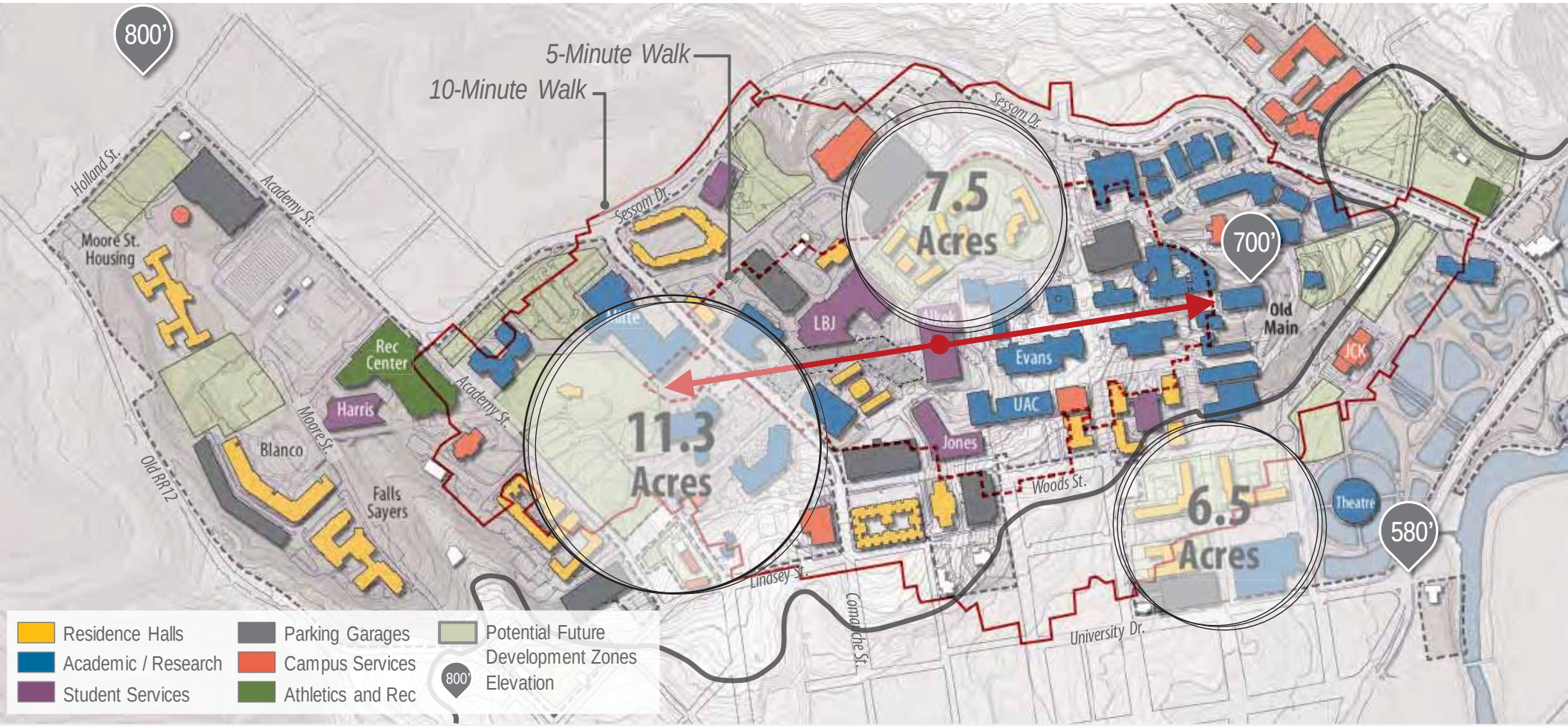
60 – 74%

75 – 84%

Greater than 85%

# Physical Analysis. Development Zones.

# Concentrate on 25 Acres.

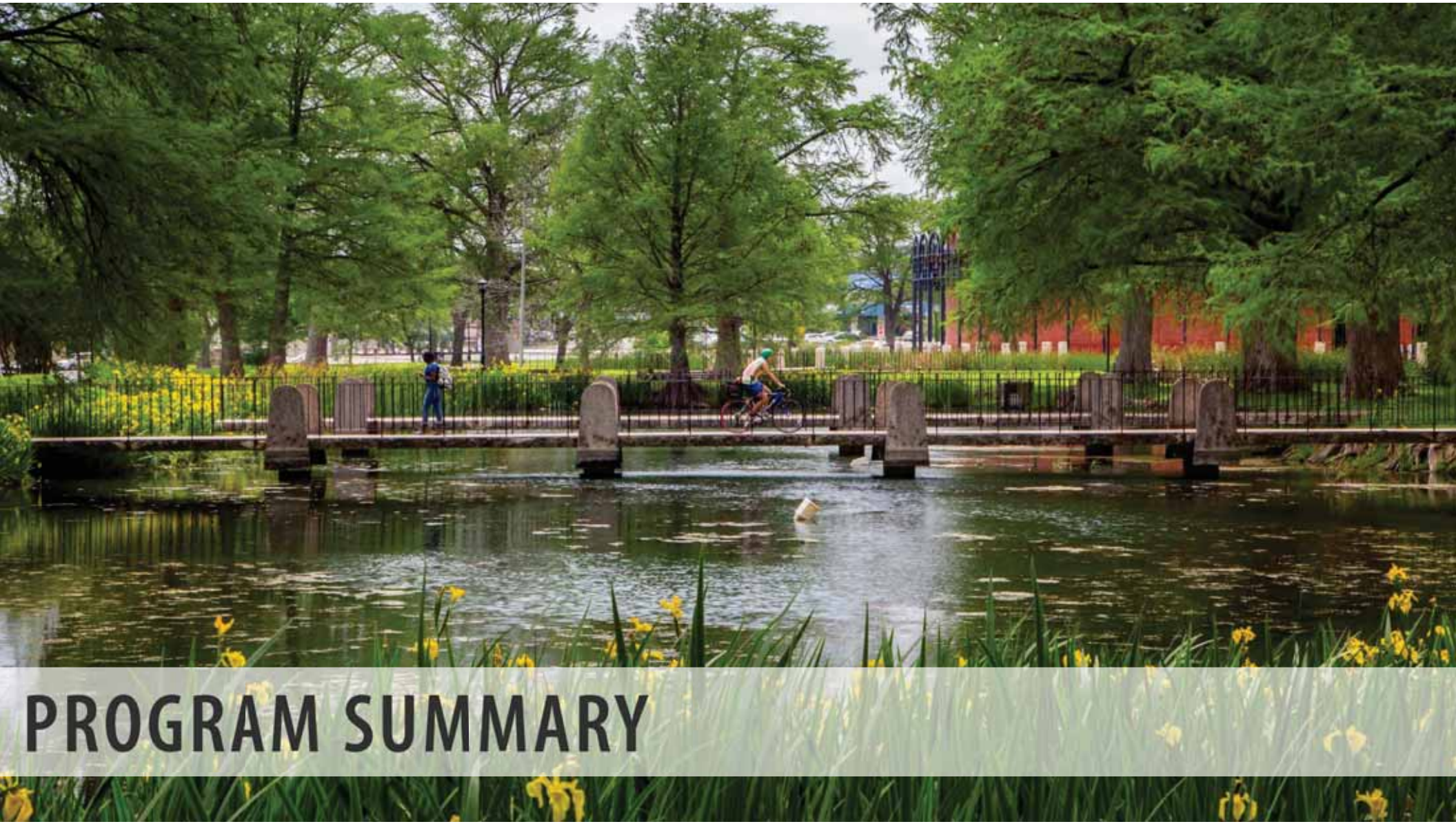


# Physical Analysis. Round Rock Campus.



# STAR Park Analysis

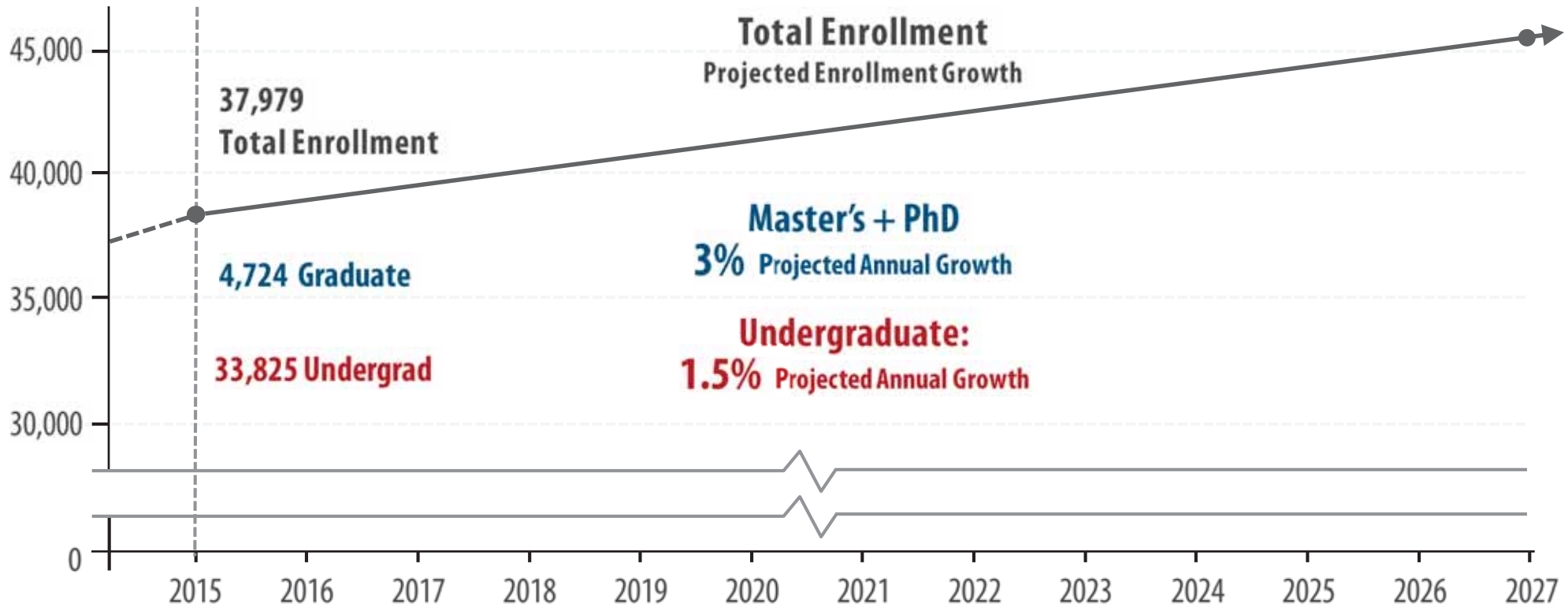
- Great visibility from surrounding thoroughfares
- High image opportunity at McCarty/Hunter
- Existing main entrance off Hunter/service entry off McCarty
- STAR One and ARC existing facilities
- Railroad corridor along southeast generates noise and vibration
- Existing easements traverses mid-section of site/limits development
- Relatively level terrain dotted with scattering of trees and hedgerows
- Site drains to northeast into existing retention pond



# PROGRAM SUMMARY

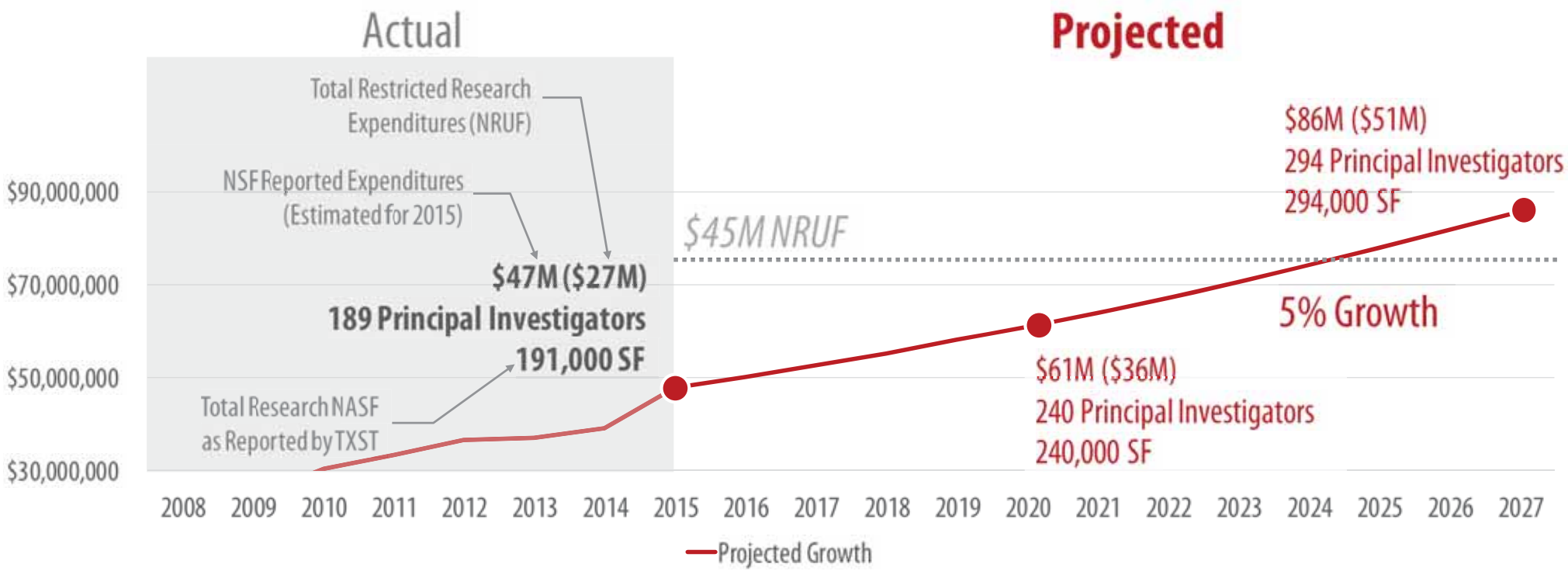
# Student Enrollment

## Projected 1.7% Annual Growth



# Research Trajectory

Grow from $47M to $86M



# Academic Space Needs

## San Marcos and Round Rock

- 1.45M GSF total space need
- 1.25M San Marcos / .2M Round Rock
- Greatest Categorical Needs
  - Classrooms and Teaching Labs
  - Office Space
  - Collaborative / Study Space
  - Research Space
  - Support Space

| | Current Space | Future Space | |
|---|---|---|---|
| **Type of Space** | **Current Utilization** | **Appropriate Utilization** | **2027 Shortfall** |
| **Teaching Spaces** | 818,769 | 1,219,398 | (400,629) |
| **Research Space** | 118,076 | 175,851 | (57,775) |
| **Library Space** | 234,702 | 349,543 | (114,841) |
| **Office Space** | 632,349 | 941,761 | (309,412) |
| **Support Space** | 132,787 | 197,760 | (64,973) |
| **Total E&G ASF** | 1,936,683 | 2,884,314 | (947,631) |
| **Total GSF** | 2,979,512 | 4,437,406 | (1,457,894) |

| | | | |
|---|---|---|---|
| **Student FTE** | 30,412 | 36,978 | |
| **ASF per Student FTE** | 64 | 78 | |

# Housing and Dining Demand

## 2027 Summary

- House 92% of Freshman Class
- House 33% of Sophomore Class
- Renovate Halls with Net Loss of 303 Beds
  - Blanco, Bexar, and Sterry
  - Lantana and Butler
- Demolish or Repurpose Halls with Net Loss of 710 Beds
  - Burleson and Hornsby
  - Arnold, Smith, and Elliot

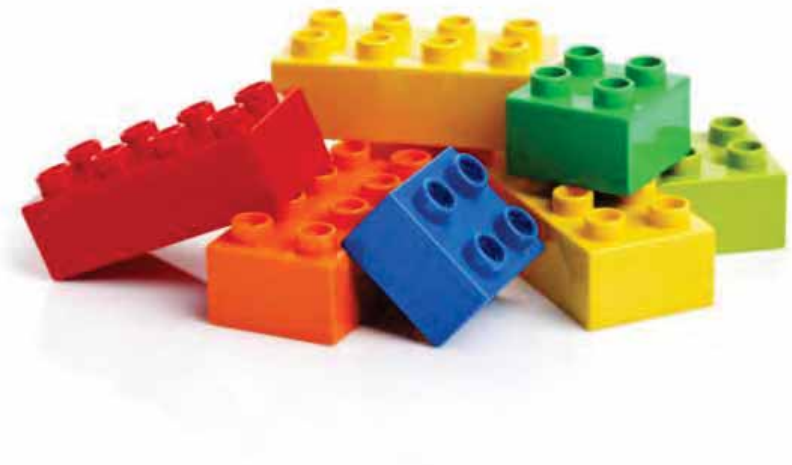
## 2027 Summary

- New Construction on Hilltop - 1025 Beds
- Balanced Supply and Demand by 2027
- Augment Dining Capacity
  - "All You Care to Eat" (AYCTE) by 75-100 seats
  - Increase Retail Seats by 75-100
- Future dining capacity can be multiple venues, not one dining facility

# Programmatic Summary - San Marcos Campus

## Demand Model

- Academic and Research: 1.25M GSF Educational and General (E&G)
- Add 980 New Beds to Meet Future Demand and Replace Beds Lost to Renovation
- Add up to 150-200 Dining Seats
- Add Approximately 2,000 Parking Spaces
- Infrastructure: Renewal and Corridor Improvements. University Events Center Chiller Plant. Water Storage.



# Programmatic Summary – Round Rock Campus

## Demand Model

- Academic and Research: 200,000 GSF Educational and General (E&G)
- Create Support Space for Testing Center and Disability Services in the Avery Building
- Expand Library in Avery Building. Add Collaborative Work and Study Space
- Dedicated Materials Management Space
- Infrastructure Expansion
- Extension of Campus Mall
- Incrementally Add Surface Parking

# Preliminary Program – STAR Park

Multi-tenant Building

- R&D, P3 Building: ~65,000 - 96,000 GSF

Infrastructure Research Lab

- ~20,000 - 30,000 GSF

Office / R & D Uses

- TBD

Limited Retail

- Park related – commons area with "coffee house"

Open Space

- Natural Areas
- Pedestrian Nodes
- Recreation

Parking

Infrastructure

- Roads
- Utility Corridors (Smart Grid) and Utility Facilities
- Stormwater Management / Easements
- Energy Research Site (2 acres)

# STAR Park Planning Principles

- Create an Urban-like plan for STAR Park (Park) placing facilities along a pedestrianized "main street" with parking and service behind
- Utilize existing natural drainage way as a centrally located Park amenity from which pedestrian walks and green corridors emanate
- Locate Multi-tenant Building near STAR One for shared services and create indoor/outdoor places to collaborate
- Position Infrastructure Research Lab to integrate with Multi-tenant Building, STAR One and outdoor amenities
- Locate Infrastructure Research Lab service area ("boneyard") along railroad tracks / create drive-through building service access for large semis
- Separate Park's main access road from individual Park tenants' service drives and create on-street parking along Park roads
- Minimize number of roads within the Park for greater land utilization and to promote pedestrian environment
- Double-load Park roads for maximum efficiency
- Screen large parking lots and service areas from Park/public view using a mix of landscape and architectural measures

# SAN MARCOS CAMPUS VISION

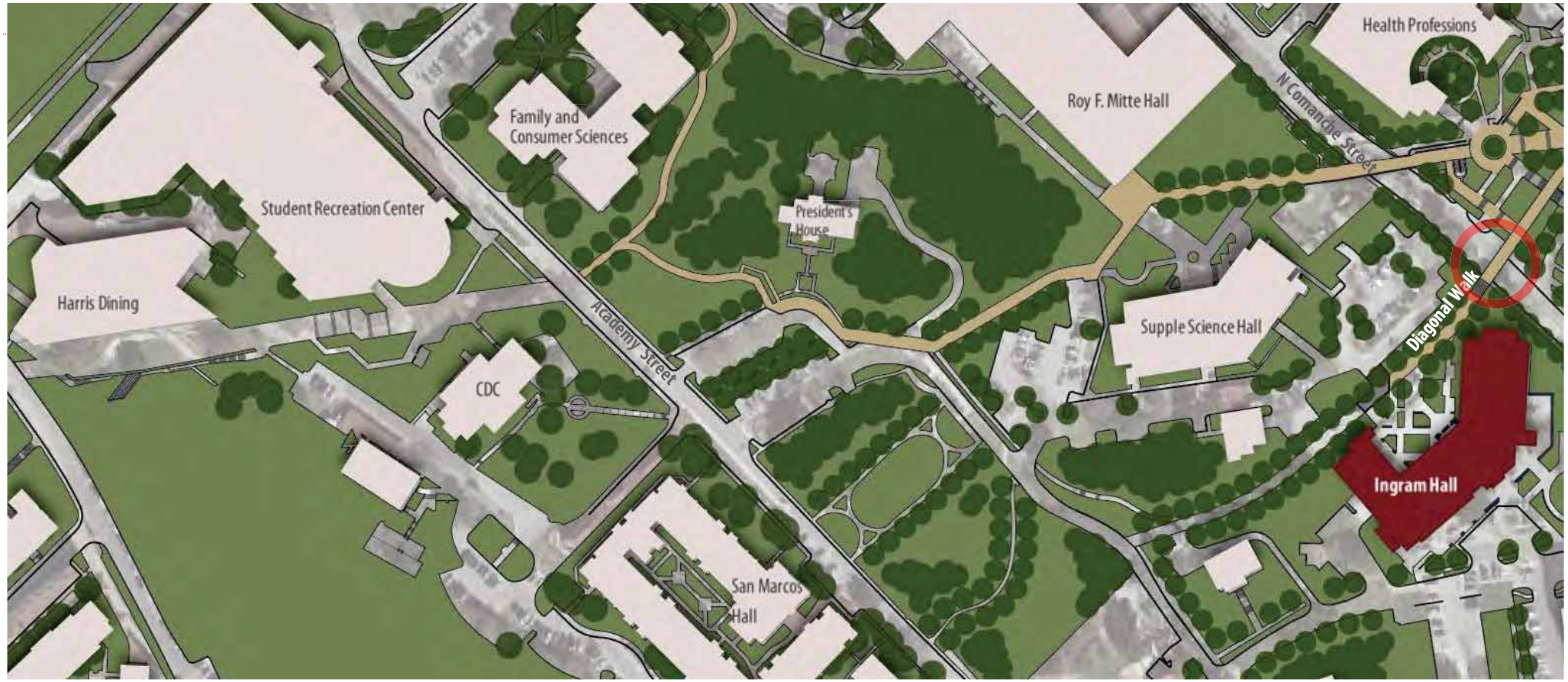
# Framework Plan

- Academic Core
- Integrated Neighborhoods
- Housing
- Athletics and Recreation
- Primary Corridors

# Illustrative Plan – San Marcos, 2017 - 2027

# [re]Position Three Neighborhoods

# Science and Engineering Neighborhood 2017-2027

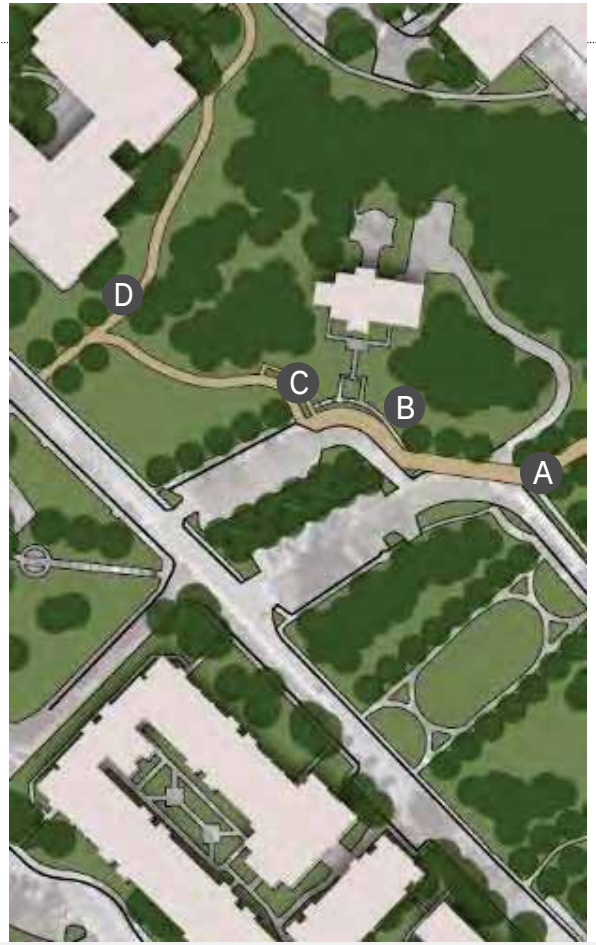


# Diagonal Connection – Science and Engineering Neighborhood

# Diagonal Connection – Science and Engineering Neighborhood

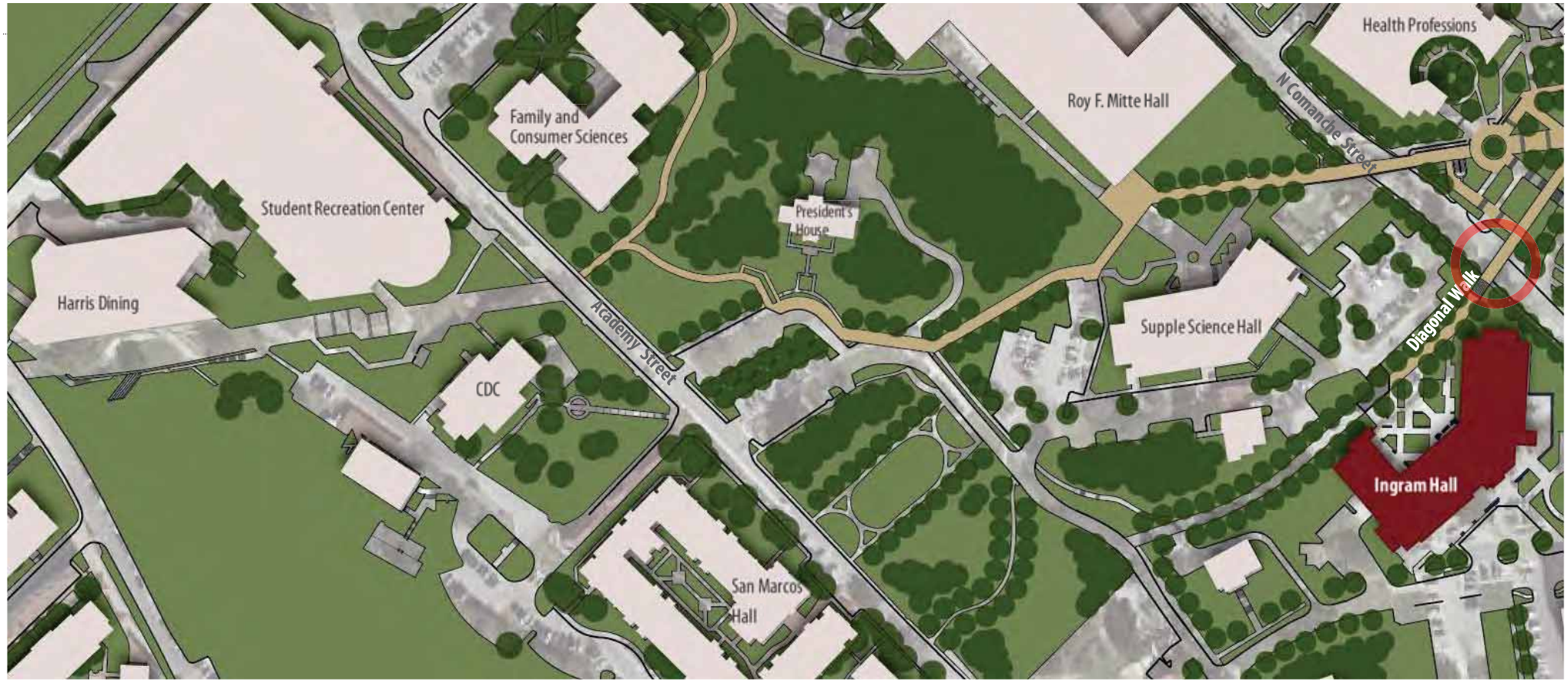
# Campus Mall Extension



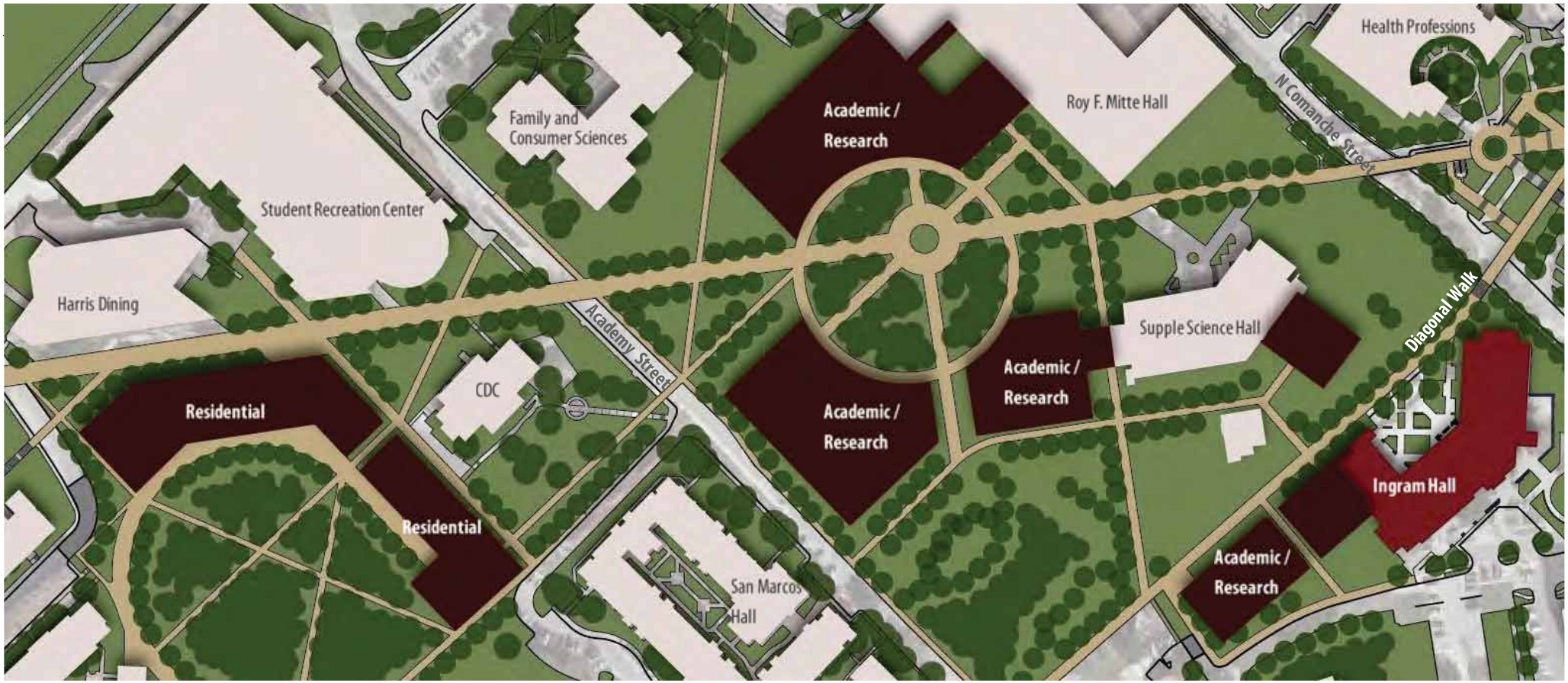




# Science and Engineering Neighborhood 2017-2027

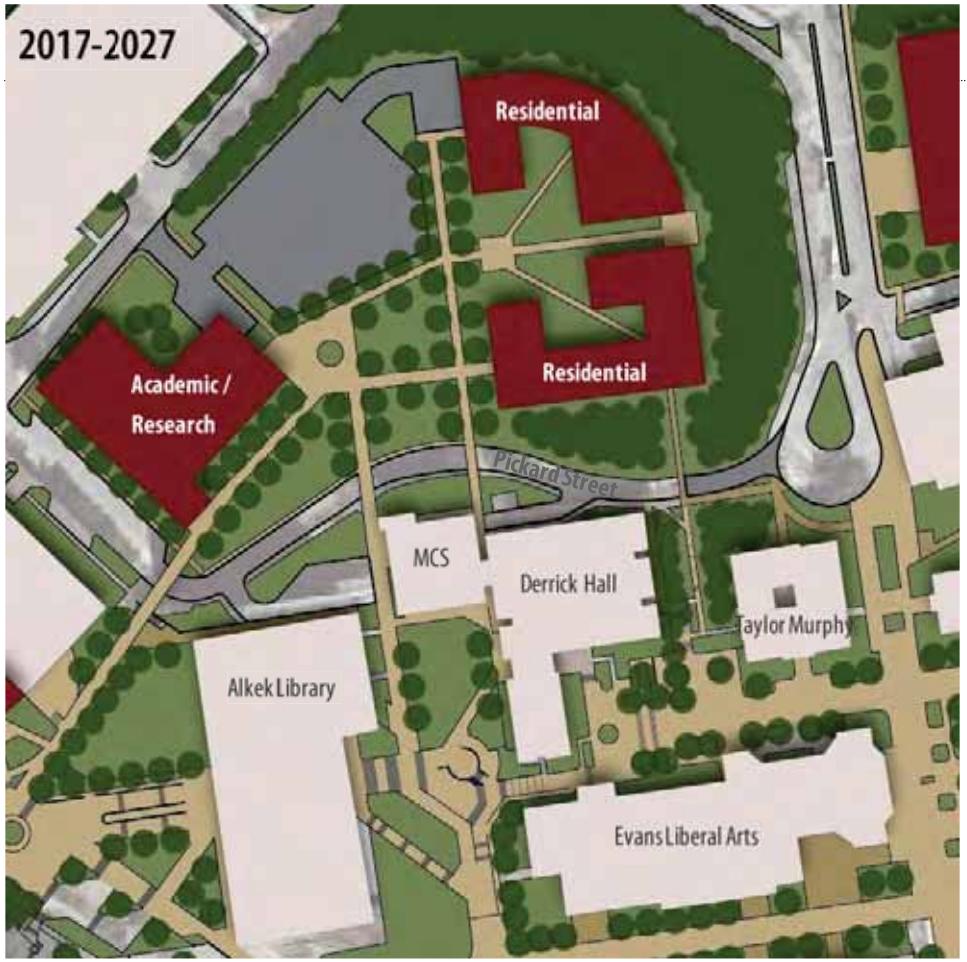


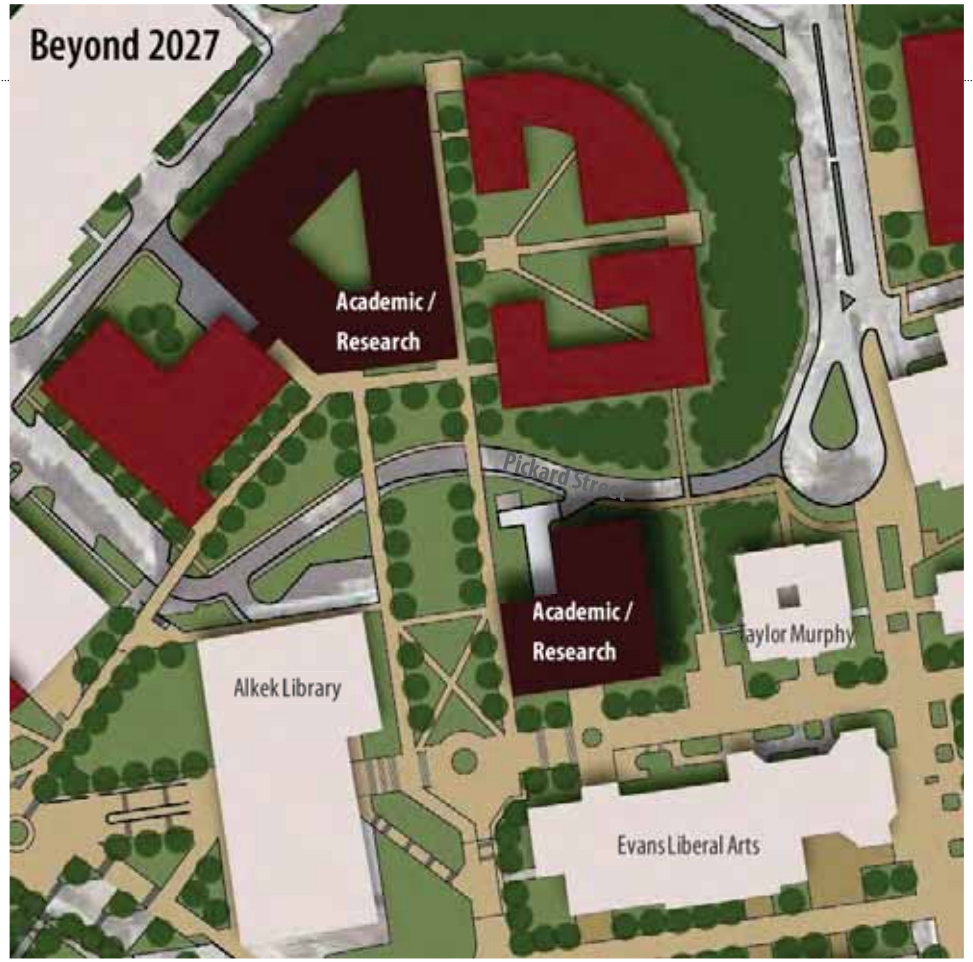
# Science and Engineering Neighborhood – Beyond 2027



# Hilltop Neighborhood 2017


# Hilltop Neighborhood. 2017-2027 and Beyond 2027.



# Hilltop Neighborhood

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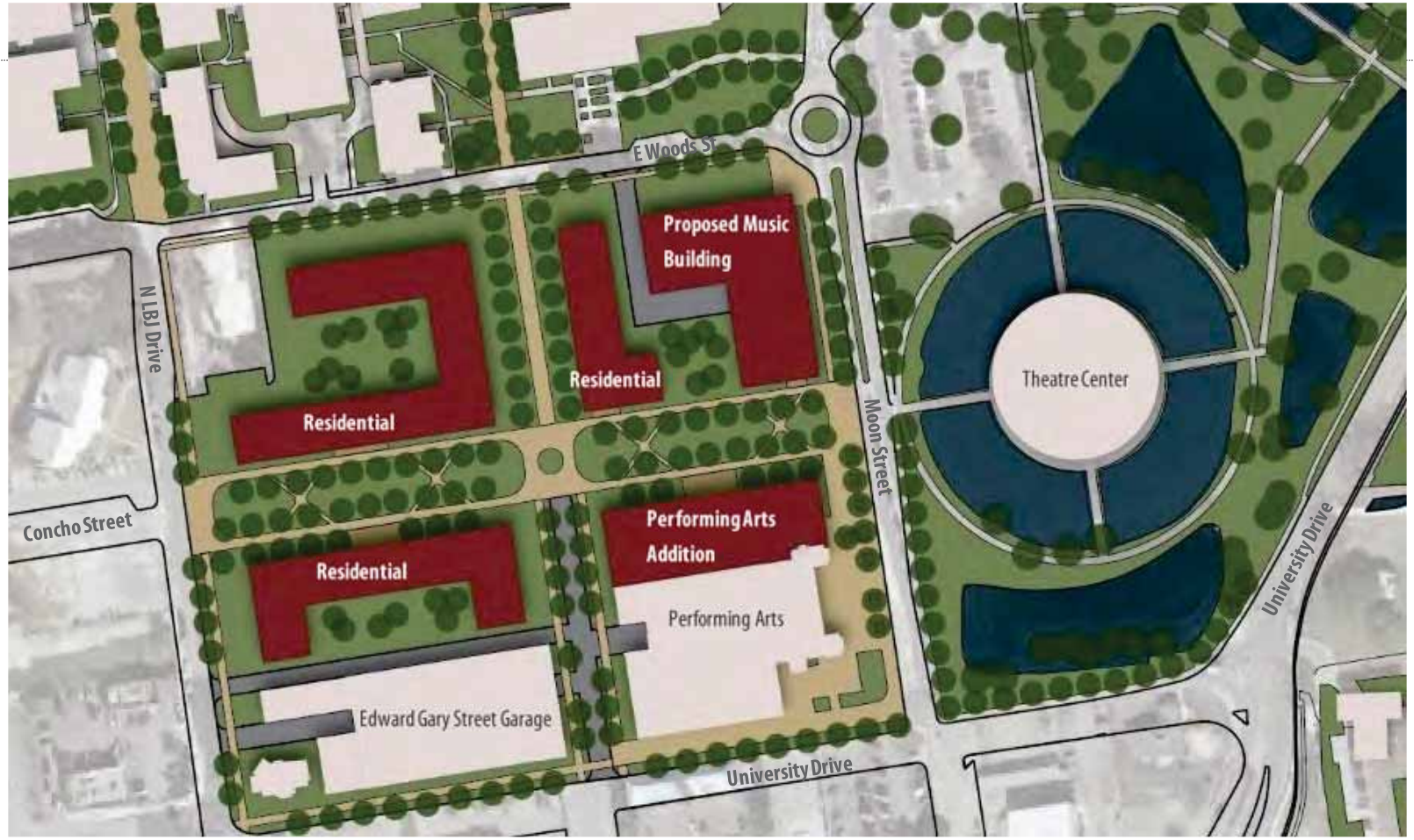
# Performing Arts Neighborhood 2017-2027



# Performing Arts Neighborhood

# Academics and Research, 2017 - 2027


*Future Building Sites Proposed will Combine Academic and Research Functions.*

- A Building A – Ingram Hall
- B Building B – Elliott Hall
- C Building C (Hilltop Site)
- D Building D (Music Site)
- E Building E (Performance Hall Expansion)
- F Building F (Music Building)

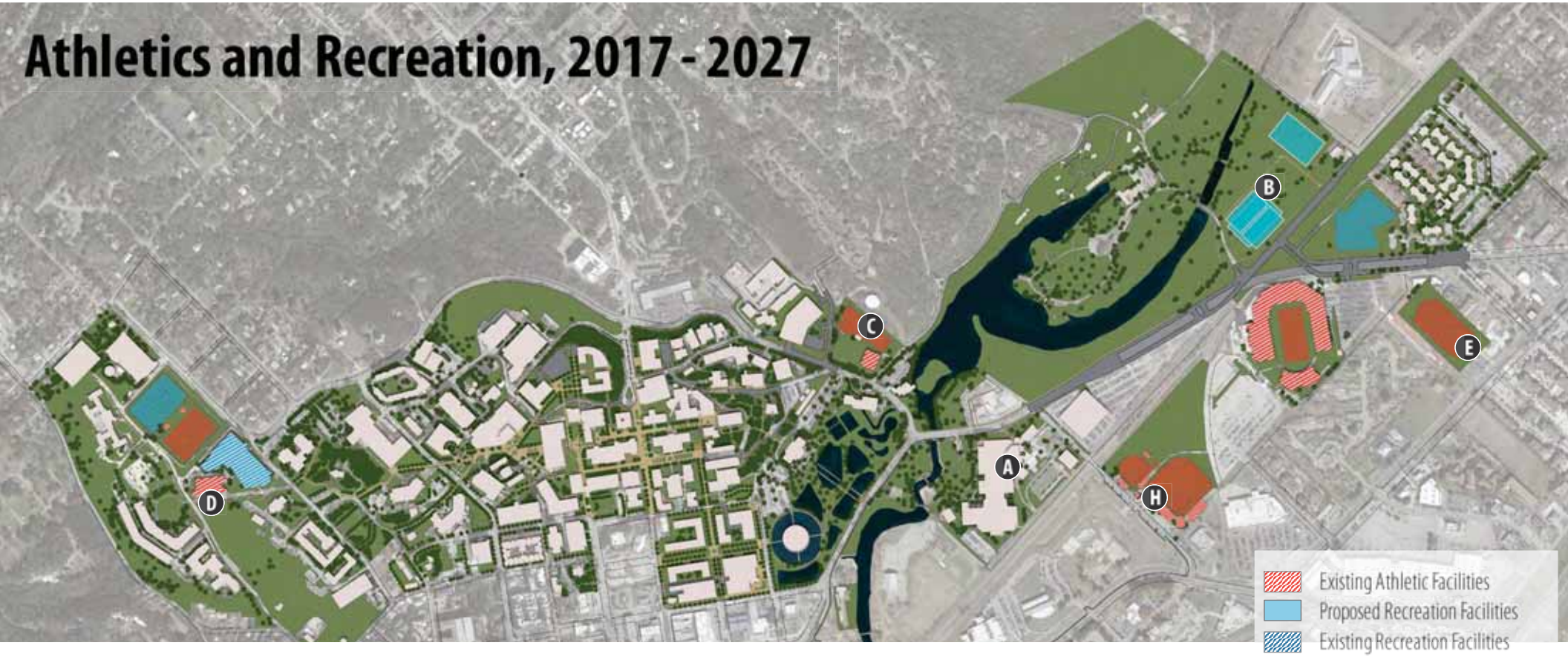
# Residential, 2017 - 2027


- A Student Housing A (Hilltop Site)
- B Student Housing B (Lantana Site)
- C Student Housing C (Sterry Site)
- D Student Housing D (Butler Site)

# Student Life, 2017 - 2027


- A Student Health Center Expansion
- B LBJ Student Center Expansion
- C University Events Center Expansion
- D Alumni Center

# Athletics and Recreation, 2017 - 2027




- **A** University Events Center Expansion
- **B** Recreation Fields at Spring Lake
- **C** Tennis Facilities Upgrade
- **D** Academic Support Improvements at Harris Hall
- **E** Storage Building and Shade Structure at Track
- **F** Track Locker Rooms Relocation (TBD)
- **G** Cross Country Course (TBD)
- **H** Baseball/Softball Support (Beyond 2027)
- **I** New Soccer Venue (TBD)
- **J** Larger Strength and Conditioning for Football
- **K** Premium Seating Options in in Stadium Priority Seating Areas

# Dedicated Recreation Fields at Spring Lake

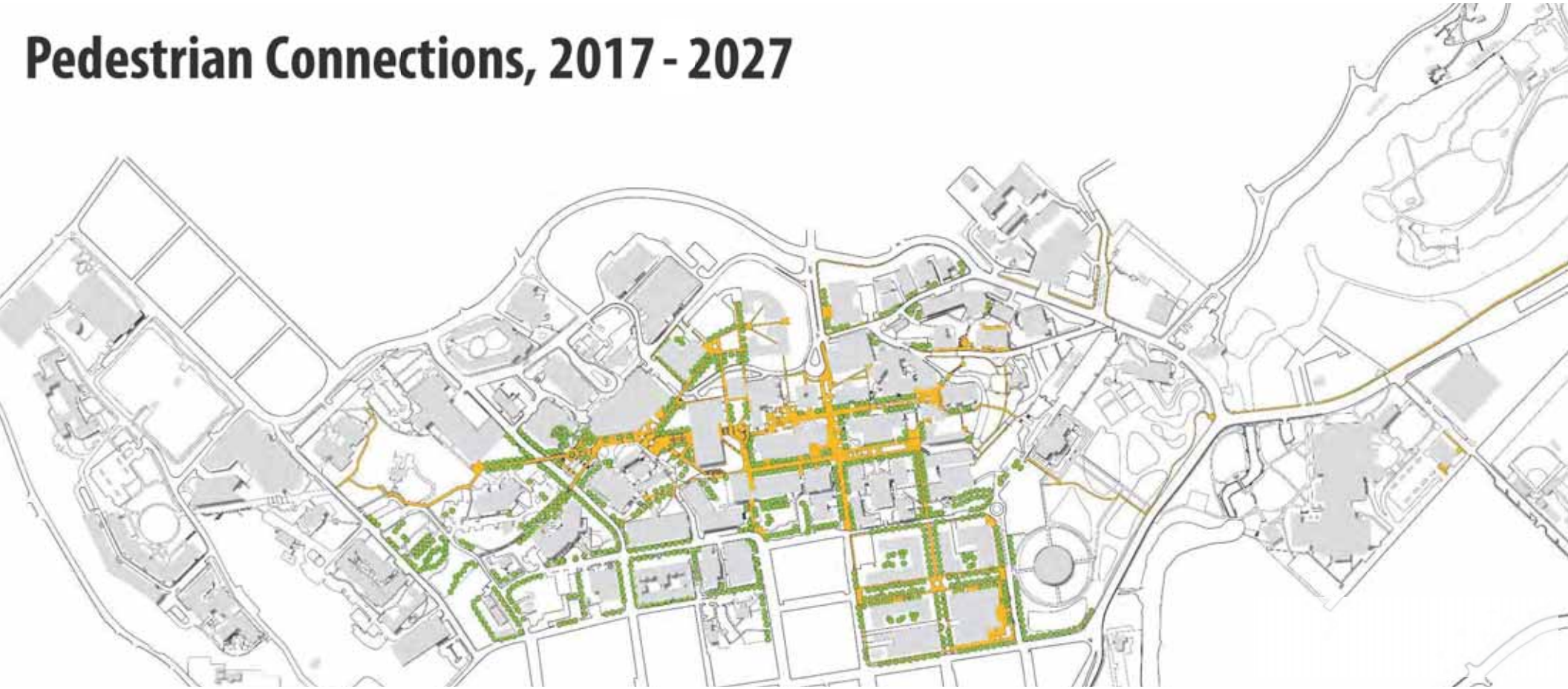
# Parking, 2017 - 2027


A Parking Garage A (Holland Street)

B Parking Garage B (Sessom Drive)

C Parking Garage C (Aquarena & Charles Austin)

# Pedestrian Connections, 2017 - 2027



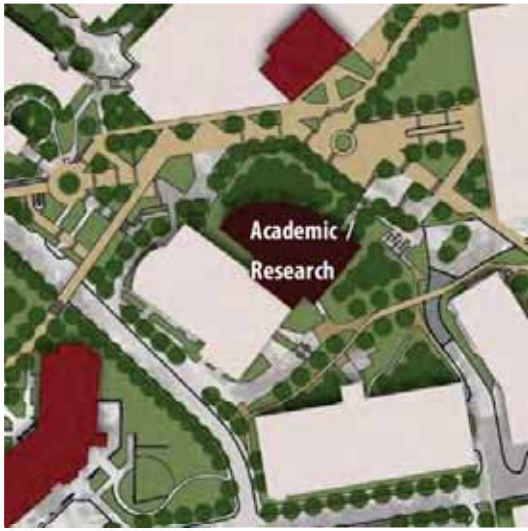
# Bobcat Trail Expansion

## Existing

2017

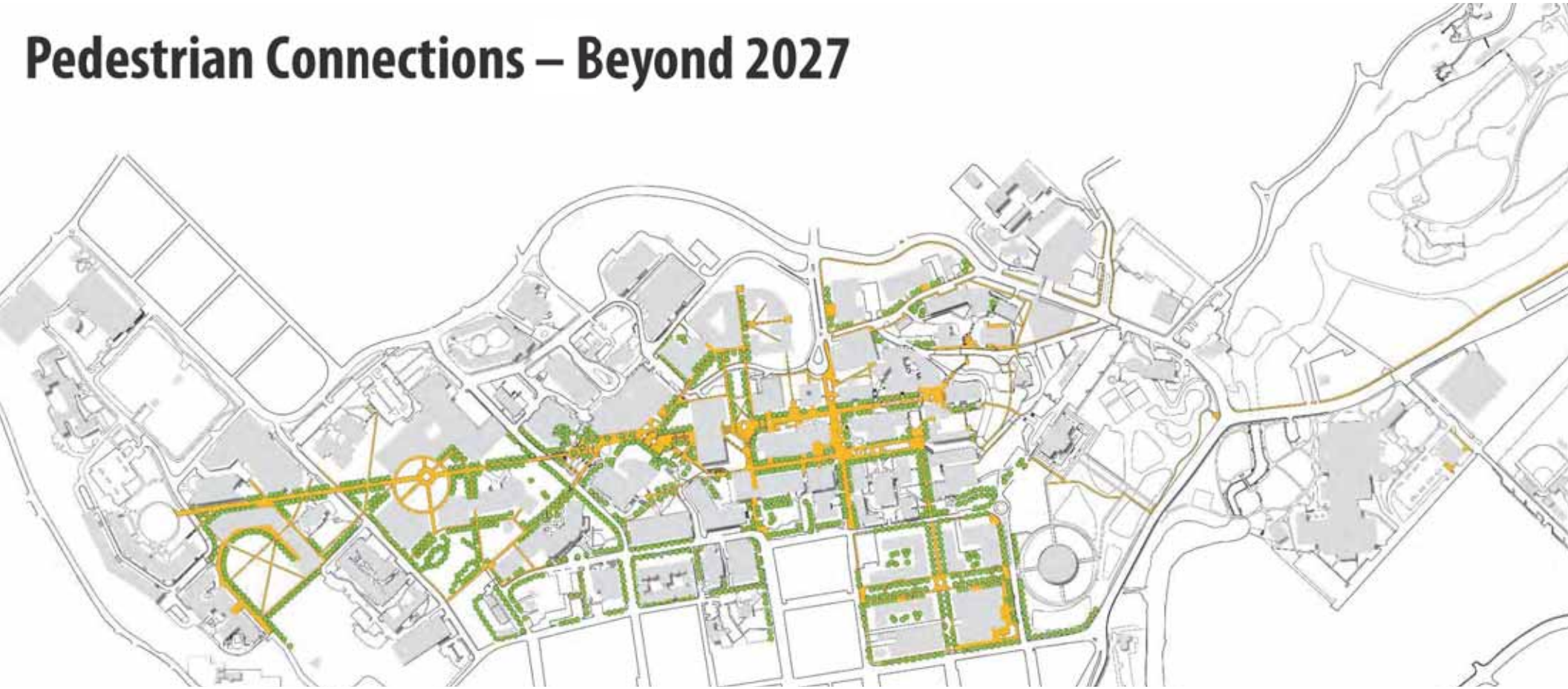
## Proposed

2027




Beyond 2027

# Pedestrian Connections – Beyond 2027



# Building Renovation, 2017 - 2027


- A Blanco and Bexar Halls
- B Roy F. Mitte
- C Health Professions
- D Elliott Hall
- E Nueces
- F Commons Hall
- G Jowers Center
- H Spring Lake Hall

# Building Infrastructure Improvements, 2017 - 2027

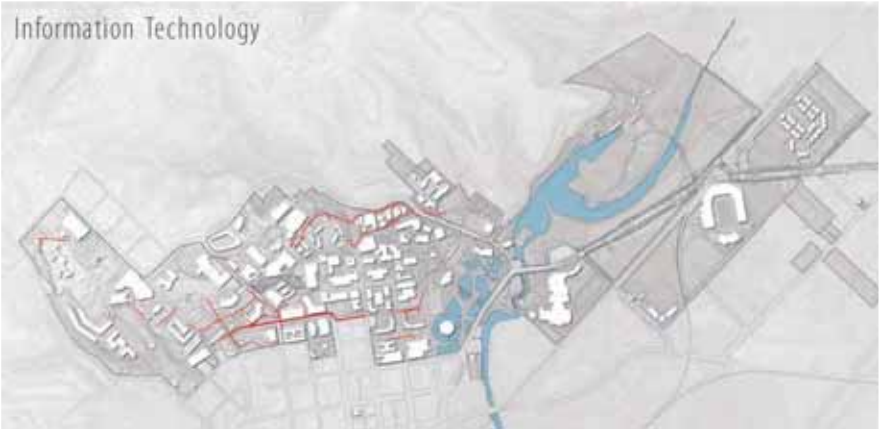

- A LBJ Student Center
- B Albert B. Alkek Library
- C Derrick Hall
- D Taylor-Murphy History
- E Evans Liberal Arts
- F Centennial Hall
- G Old Main
- H Hines Academic Center
- I Physical Plant
- J J.C.K. Administration
- K Theatre Center

# Proposed Demolition, 2017 - 2027


**Lantana, Butler, and Sterry Halls may be candidates for renovation*

- A Arnold Hall
- B Smith Hall
- C Hornsby Hall
- D Burleson Hall
- E Music Hall
- F Sterry Hall*
- G Lantana Hall*
- H Butler Hall*

# Campus Infrastructure



# Illustrative Plan – San Marcos, 2017 - 2027

# Illustrative Plan – San Marcos Beyond 2027


# ROUND ROCK CAMPUS VISION

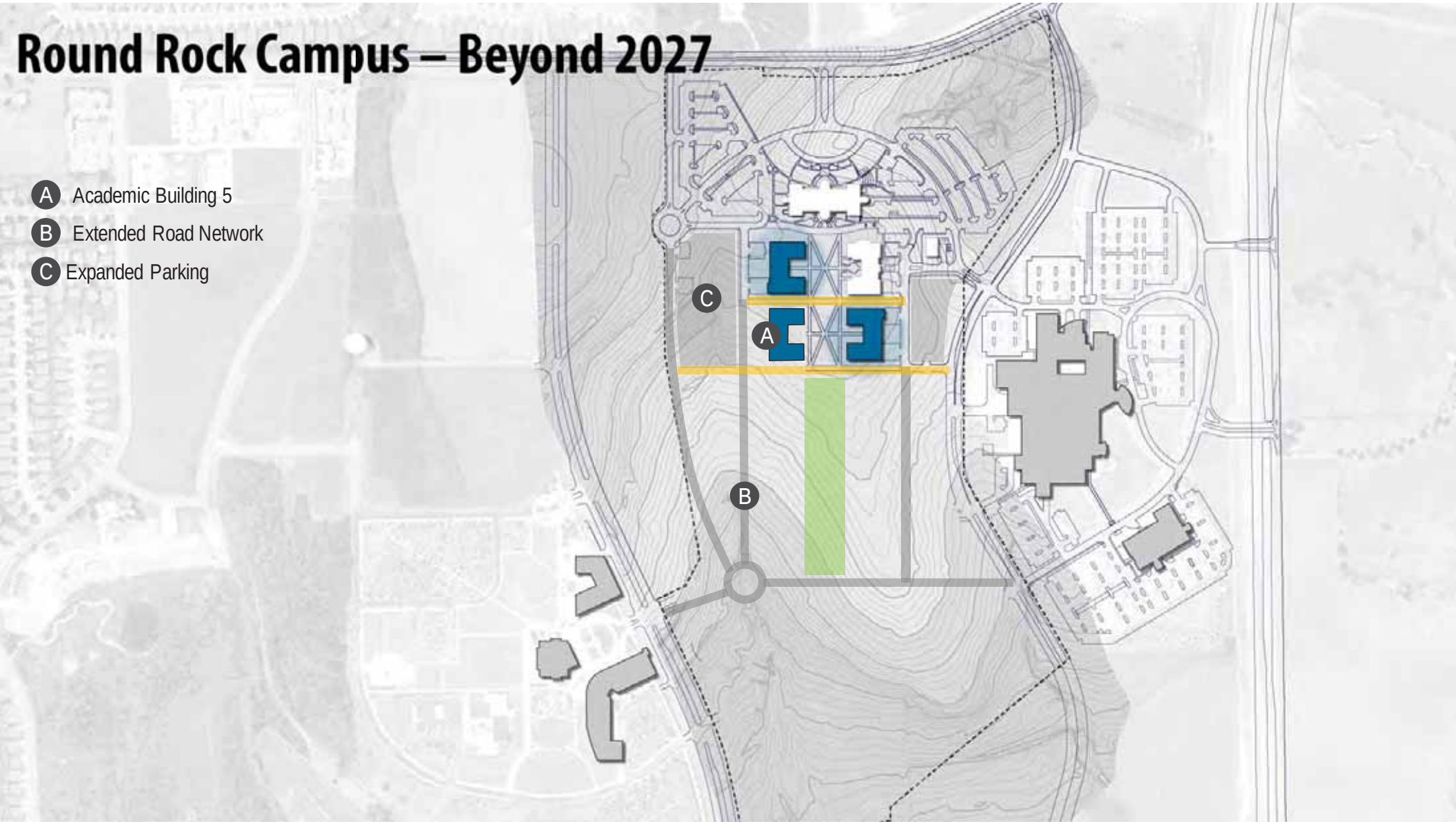
# Round Rock Campus 2017-2027

- A Health Professions I
- B Health Professions II
- C Extend the Mall
- D Improve Infrastructure


## Communication Disorders
## Physical Therapy
## Respiratory Care

## Clinical Laboratory Science
## Health Administration
## Health Information Management
## Radiation Therapy

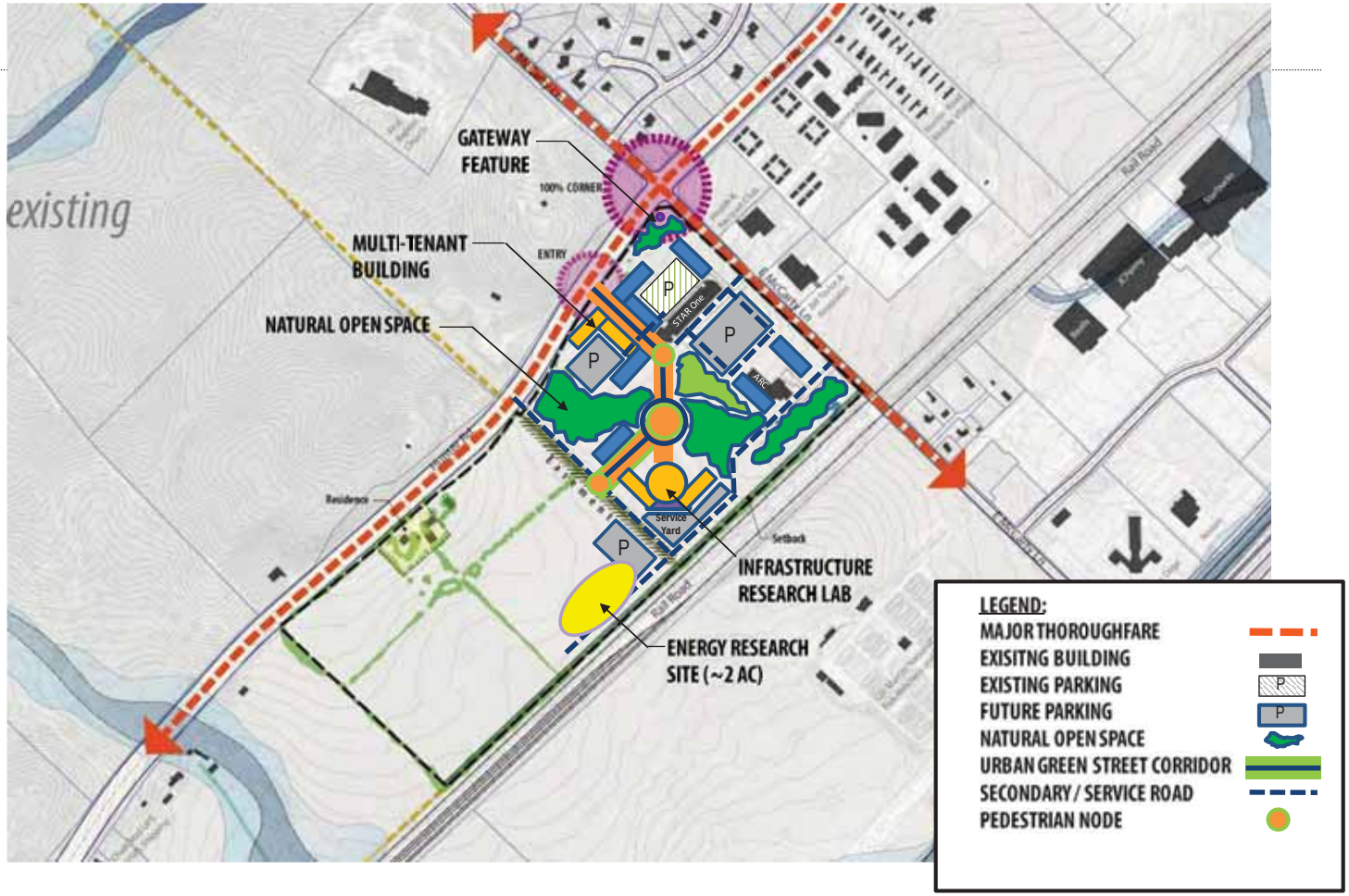
# Round Rock Campus – Beyond 2027



# STAR PARK VISION

# STAR Park Preliminary Master Plan 2017-2027

- STAR One - *existing*
- Archives and Research Center - *existing*
- Multi-tenant Building
- Infrastructure Research Lab
- Office / R & D
- Surface Parking
  - Existing and Proposed
- Energy Research Site



# STAR Park Preliminary Master Plan – Beyond 2027

- STAR One - *existing*
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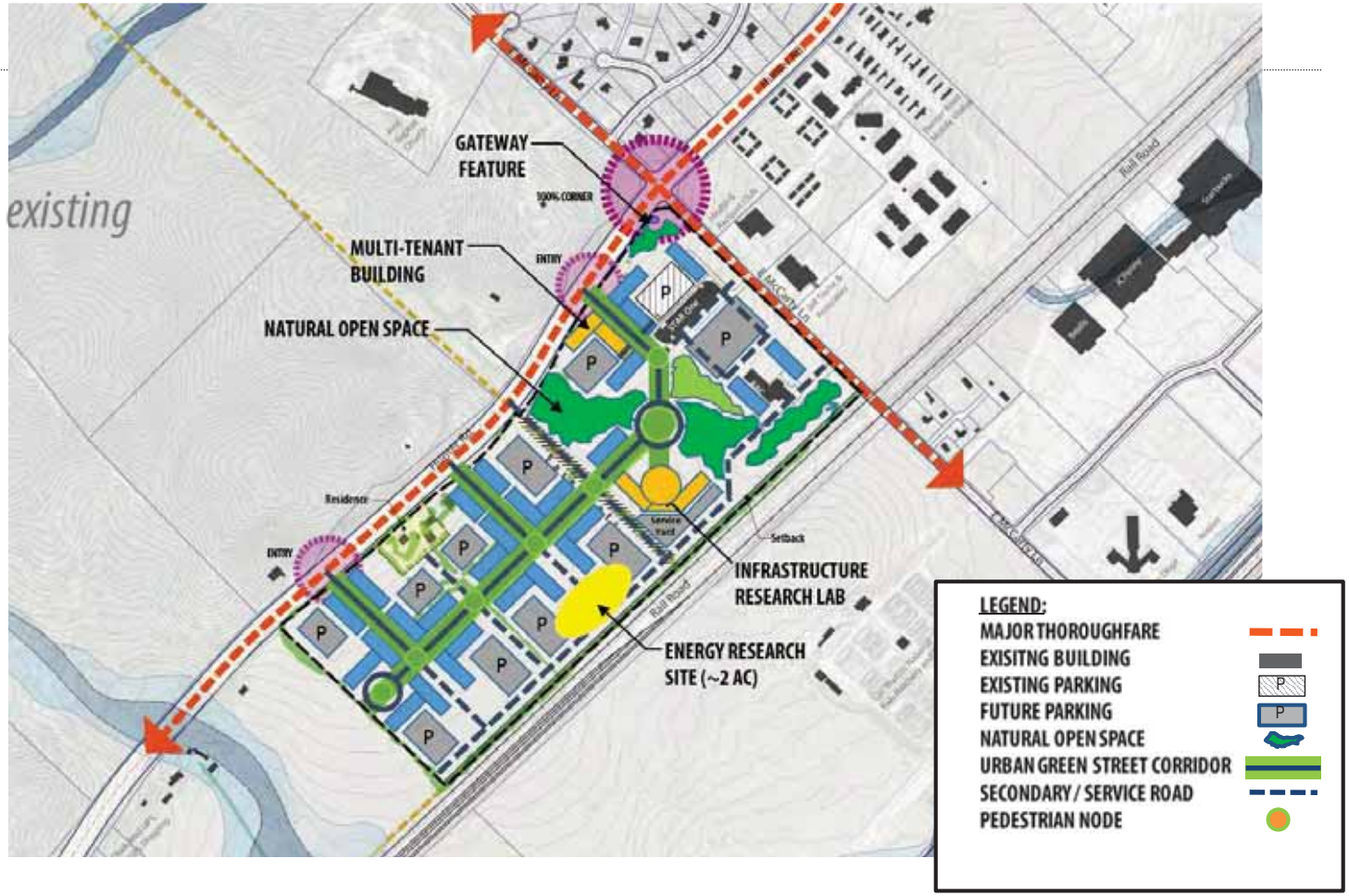

# THANK YOU!